

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:
Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 39 Twp.: 54 S. Rge.: 41 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: Nocatee Corner

2. Owner's Name: Nocatee Partners LLC Phone: 305-240-9232

Address: 3775 Loquat Avenue City: Miami State: FL Zip Code: 33133

Owner's Email Address: jeremywaks@gmail.com

3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 01-4114-010-0710 / _____ / _____ / _____

5. Legal Description of Parent Tract: see attached

6. Street boundaries: Nocatee Drive and Alarka Street

7. Present Zoning: T3-R Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(2 Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.),
Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D R E R, prior to the approval of the final plat.

Pursuant to Florida Statutes §37.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner:

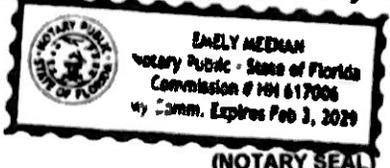
COUNTY OF MIAMI-DADE)

(Print name & Title here):

[Signature]
Jeremy Waks AP

BEFORE ME, personally appeared Jeremy Waks this 11 day of March, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known FLDL or produce FLDL as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11 day of March, 2016 A.D.



(NOTARY SEAL)

Signature of Notary Public:

(Print, Type name here):

[Signature]
Emily Meenan
Feb 3, 2019 101617006
(Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

LOTS 7 AND 8, AND A PORTION OF LOT 9, BLOCK 9, A RESUBDIVISION OF NATOMA MANORS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 25, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, AND THE NORTHEASTERLY ONE-HALF OF LOT 9, WHICH SAID NORTHEASTERLY ONE-HALF OF LOT 9 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE DIVIDING LINE OF LOTS 8 AND 9 INTERSECTS WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NOC-A-TEE DRIVE, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NOC-A-TEE DRIVE FOR 35 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO SAID DIVIDING LINE OF LOTS 8 AND 9 FOR 104.95 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 9, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 9 FOR 35 FEET TO A POINT AND THENCE NORTHWESTERLY ALONG SAID DIVIDING LINE OF LOTS 8 AND 9 FOR 104.95 FEET TO THE POINT OF BEGINNING.

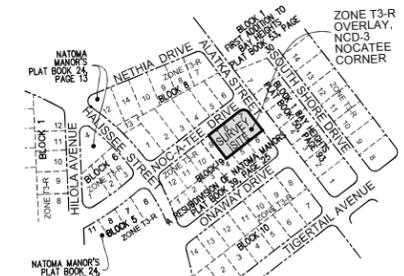
DEVELOPMENT INFORMATION		
EXISTING USE: SINGLE FAMILY HOME (TO BE DEMOLISHED)		
FUTURE LAND USE:		
LOT 1	8,645 SQUARE FEET	SINGLE FAMILY HOME
LOT 2	8,501 SQUARE FEET	SINGLE FAMILY HOME
ZONING DISTRICT: T3-R & NCD-3 COCONUT GROVE (SINGLE-FAMILY RESIDENTIAL)		
PARCEL FOLIO #01-4114-010-0710		

CONTACT PERSON INFORMATION
 PULICE LAND SURVEYORS
 TELEPHONE NUMBER: 954-572-1777
 E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

TENTATIVE PLAT OF NOCATEE CORNER

A REPLAT OF A PORTION OF BLOCK 9, A RESUBDIVISION OF NATOMA MANORS, PLAT BOOK 39, PAGE 25, IN SECTION 40, JOHNATHAN LEWIS DONATION, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

OWNER: NOCATEE PARTNERS, LLC
 3775 LOQUAT AVENUE
 MIAMI, FL 33133
 PHONE: 305-240-9232
 EMAIL: JEREMYWAKS@GMAIL.COM



LOCATION MAP
 PORTION OF SECTION 40, JONATHAN LEWIS DONATION, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
 SCALE: 1"=300'

TREE TABLE
 (PROVIDED BY ALISON WALKER, ISA CERTIFIED ARBORIST #FL-9317A, DATED: 10/20/25)

TRC NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HT (FT)	AVG. SP. FT.	DISPOSITION	CONDITION	NOTES	
1	Phycosperma elegans	Solitaire Palm	3	3	25	5	Remove	Fair	Under Regulation Size Tree has significant trunk thinning
2	Phycosperma elegans	Solitaire Palm	3	3.6	24	8	Remove	Fair	Under Regulation Size
3	Phycosperma elegans	Solitaire Palm	3	3.4	30	7	Remove	Fair	Under Regulation Size
4	Phycosperma elegans	Solitaire Palm	3	3.2	40	8	Remove	Fair	Under Regulation Size
5	Phoenix roebelinii	Pygmy Date Palm	3	9.5	12	18	Remove	Fair	Under Regulation Size Palm is slightly crowded with minor chlorosis. Multi trunk (4-5-5)
6	Phoenix roebelinii	Pygmy Date Palm	3	4.7	8	8	Remove	Fair	Under Regulation Size
7A	Livistona chinensis	Chinese Fan Palm	3	9.9	25	15	Remove	Good	Palm is slightly crowded but otherwise in good condition
7B	Livistona chinensis	Chinese Fan Palm	3	6.3	30	14	Remove	Fair	Palm trunk is 2 1/2" in diameter, showing, with minor chlorosis. Two trunks removed
8	Phycosperma elegans	Solitaire Palm	3	4	40	8	Remove	Fair	Under Regulation Size
9	Phycosperma elegans	Solitaire Palm	3	4	30	8	Remove	Fair	Under Regulation Size
10	Phycosperma elegans	Solitaire Palm	3	7.7	30	12	Remove	Fair	Under Regulation Size
11	Phycosperma elegans	Solitaire Palm	3	4.2	35	8	Remove	Good	Under Regulation Size
12	Phycosperma elegans	Solitaire Palm	3	3.8	30	8	Remove	Fair	Under Regulation Size
13	Phycosperma elegans	Solitaire Palm	3	4.4	35	8	Remove	Good	Years #12-13 are crowding each other but are in good condition and under regulation size.
14	Phycosperma elegans	Solitaire Palm	3	3.8	35	7	Remove	Fair	Under Regulation Size. It is listed as a double palm, but it is a single palm with no evidence of another having been removed.
15A	Phycosperma elegans	Solitaire Palm	3	3.8	35	7	Remove	Good	Under Regulation Size
15B	Phycosperma elegans	Solitaire Palm	3	4	35	8	Remove	Fair	Under Regulation Size
15C	Phycosperma elegans	Solitaire Palm	3	3.5	35	7	Remove	Good	Under Regulation Size
15D	Phycosperma elegans	Solitaire Palm	3	3.1	25	10	Remove	Good	Palm is crowded but otherwise in good condition. It is under regulation size.
16E	Veitchia arcaea	Montgomery Palm	2.5	34	30	12	Remove	Good	Palm is crowded but otherwise in good condition. It is under regulation size.
16F	Veitchia arcaea	Montgomery Palm	2.5	34	30	12	Remove	Fair	Tree splits into multiple trunks at 2' height. Shows signs of crowding, topping and re-topping, with poor cuts and no compartmentalization.
17A	Livistona chinensis	Chinese Fan Palm	3	9.9	25	15	Remove	Good	Under Regulation Size
17B	Livistona chinensis	Chinese Fan Palm	3	6	30	14	Remove	Good	Under Regulation Size
18	Dracaena marginata	Dragon Tree	8	30	20	15	Remove	Good	Multi-Trunk
19	Dracaena marginata	Dragon Tree	8	30	20	15	Remove	Good	Multi-Trunk
20	Livistona chinensis	Chinese Fan Palm	3	6.5	28	12	Remove	Fair	This palm location on the north side of the lot patio, has a somewhat unbalanced canopy. Likely due to clearance pruning.
21	Livistona chinensis	Chinese Fan Palm	3	8	20	12	Remove	Fair	Three slightly crowded palms growing in a cluster just north of Tree #19.
22	Livistona chinensis	Chinese Fan Palm	3	8.2	20	12	Remove	Fair	Three slightly crowded palms growing in a cluster just north of Tree #19.
23	Carapita mollis	Fishtail Palm	3	8.0-3.2	28	12	Remove	Good	This palm cluster is growing east of the main entrance to the house.
24	Phycosperma elegans	Solitaire Palm	3	2.0-3.2	28	12	Remove	Good	This refers to a cluster of 20 palms on the NE side of the property, all are under regulation size and in fair to good condition.
25	Veitchia arcaea	Montgomery Palm	3	6.7	30	12	Remove	Moderate	This palm exhibits moderate chlorosis and is in moderate to borderline fair condition.
26	Phycosperma elegans	Solitaire Palm	3	2.7	30	8	Remove	Good	Under Regulation Size
27	Manisotia indica	Mango	12	11.2	30	20	Remove	Fair	It is crowded, sparse slightly, has lower branches removed for clearance, and shows a somewhat poor branching structure.
28	Phycosperma elegans	Solitaire Palm	3	3	33	7	Remove	Fair	Under Regulation Size
29	Yucca rostrata	Chicotea Palm	3	11.5	30	12	Remove	Fair	Under Regulation Size
30	Manisotia indica	Mango	3	11	18	15	Remove	Moderate	This tree is crowded and overgrown with limited stability. It appears to have poor structure and sparse foliage.
31	Phycosperma elegans	Solitaire Palm	3	2.8	30	8	Remove	Fair	Under Regulation Size
32	Adiantum merriamii	Christmas Palm	3	5.8	20	10	Remove	Good	Under Regulation Size
33	Phycosperma elegans	Solitaire Palm	3	4.5	8	8	Remove	Good	Under Regulation Size
34	Phycosperma elegans	Solitaire Palm	3	4.3	8	8	Remove	Good	Under Regulation Size
35A	Phycosperma elegans	Solitaire Palm	3	3.0-3.4	35	7	Remove	Good	Under Regulation Size
35B	Livistona chinensis	Chinese Fan Palm	3	3.0-3.4	25	15	Remove	Fair	This tree consists of the trunk, shows minor chlorosis, but is otherwise in fair condition. It is over regulation size.
36A	Phycosperma elegans	Solitaire Palm	3	3.0-3.4	35	7	Remove	Fair	Under Regulation Size
36B	Phycosperma elegans	Solitaire Palm	3	3.0-3.4	35	7	Remove	Fair	Under Regulation Size
37	Phycosperma elegans	Solitaire Palm	3	3	35	6	Remove	Fair	Under Regulation Size
38	Phycosperma elegans	Solitaire Palm	3	3.5	40	6	Remove	Fair	Under Regulation Size
39A	Bursera simarouba	Gumbo Limbo	18	16	50	40	Remove	Moderate	Vertical tree without trunk and 'trunk' Palm, growing through a fence column. Crowded, view-obscured, poor structure, moderate condition.
39B	Bursera simarouba	Gumbo Limbo	12	14.6	50	30	Remove	Moderate	Vertical tree without trunk and 'trunk' Palm, growing through a fence column. Crowded, view-obscured, poor structure, moderate condition.
40	Quercus virginiana	Live Oak	25	48	60	60	Remove	Fair-Good	Tree is next to the fence, was somewhat close to vegetation. DBH estimated. Two poor cuts, slightly weak branching, but is fair to good condition.
41	Manisotia indica	Mango	13	12	30	30	Remove	Fair	This tree, on the west side of the residence, is slightly crowded with an upright structure and dense canopy, but is overall in fair condition.
42	Excoecaria agallocha	Sittiman Cherry	8	12	15	15	Remove	Fair	Multi-Trunk. This tree, growing behind a shed in the SE corner of the property, appears to be a multi-trunked shrub. Not located on survey.
43	Manisotia indica	Mango	8	12	15	15	Remove	Fair	Multi-Trunk. Not located on survey.
44	Phycosperma elegans	Solitaire Palm	3	4	35	8	Remove	Fair	Under Regulation Size, Not located on survey.
45	Phycosperma elegans	Solitaire Palm	3	3.8	35	8	Remove	Fair	Under Regulation Size, Not located on survey.
46	Phycosperma elegans	Solitaire Palm	3	3.8	35	8	Remove	Fair	Under Regulation Size, Not located on survey.
47	Phycosperma elegans	Solitaire Palm	3	3	35	8	Remove	Fair	Under Regulation Size, Not located on survey.
48	Phycosperma elegans	Solitaire Palm	3	3	35	8	Remove	Fair	Under Regulation Size, Not located on survey.
49	Schlotheimia acuminata	Umbrella Tree	3	30	35	30	Remove	Moderate	Multi-Trunk, Prohibited Species, Not located on survey.
50	Phycosperma elegans	Solitaire Palm	3	2	35	8	Remove	Fair	Under Regulation Size
51	Phycosperma elegans	Solitaire Palm	3	11.5	30	20	Remove	Fair	This palm is crowded, shows signs of chlorosis, and is in moderate to fair condition.
52	Veitchia arcaea	Montgomery Palm	3	8.6	20	20	Remove	Fair	These palms are crowded but otherwise in fair condition.
53	Veitchia arcaea	Montgomery Palm	3	7.5	28	18	Remove	Fair	These palms are crowded but otherwise in fair condition.
54	Veitchia arcaea	Montgomery Palm	3	6.7	25	20	Remove	Fair	These palms are crowded but otherwise in fair condition.
55	Phycosperma elegans	Solitaire Palm	4	18.8	60	25	Remove	Fair	These palms exhibit minor chlorosis and are in fair condition.
56	Phycosperma elegans	Solitaire Palm	4	18.7	55	25	Remove	Fair	These palms exhibit minor chlorosis and are in fair condition.
57	Phycosperma elegans	Solitaire Palm	3	13.3	35	15	Remove	Fair	Cluster of 3 palms at the hill corner, all are in fair condition and under regulation size. Multi-Trunk 4-3-4 4-4-6
58	Phycosperma elegans	Solitaire Palm	4	24.8	60	25	Remove	Fair	This palm shows minor nutrient deficiency but is in fair to good condition.
59	Phycosperma elegans	Solitaire Palm	4	19	55	25	Remove	Fair	This palm shows minor to moderate nutrient deficiency and is in borderline fair condition.
60	Quercus virginiana	Live Oak	29	24.7	60	60	Remove	Fair-Good	Tree has weak branching, bark excisions, and minor deadwood, but is in fair to good condition.
A	Phycosperma elegans	Solitaire Palm	3	2.0-3.4	35	7	Remove	Fair-Good	Under Regulation Size
B	Phycosperma elegans	Solitaire Palm	3	2.0-3.4	35	7	Remove	Fair-Good	Under Regulation Size
C	Carapita mollis	Fishtail Palm	3	8.0-3.2	30	25	Remove	Fair	Under Regulation Size
D	Phycosperma elegans	Solitaire Palm	3	2.0-3.4	35	7	Remove	Fair-Good	Under Regulation Size
E	Phycosperma elegans	Solitaire Palm	3	11.0-3.1	27	7	Remove	Good	Under Regulation Size
F	Bursera simarouba	Gumbo Limbo	16	18	45	35	Remove	Moderate	Under Regulation Size
H	Phycosperma elegans	Solitaire Palm	3	10.0-3.4	25-35	7	Remove	Fair	Under Regulation Size
I	Quercus virginiana	Live Oak	15	26	40	50	Remove	Moderate	Under Regulation Size
J	Phycosperma elegans	Solitaire Palm	18	12	35	40	Remove	Moderate	Under Regulation Size
K	Phycosperma elegans	Solitaire Palm	12	15	40	30	Remove	Moderate	Under Regulation Size
L	Phycosperma elegans	Solitaire Palm	4	16	50	20	Remove	Good	Under Regulation Size
M	Phycosperma elegans	Solitaire Palm	3	30.0-3.4	35	35	Remove	Fair	Under Regulation Size
N	Quercus virginiana	Live Oak	18	20	35	35	Remove	Fair	Under Regulation Size

- LEGEND & ABBREVIATIONS**
- PAVERS
 - CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - R= RADIUS
 - CA= CENTRAL ANGLE
 - A= ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - A/C AIR CONDITIONER
 - TREE
 - PALM TREE
 - TREE IDENTIFIER
 - RIGHT OF WAY
 - RCP REINFORCED CONCRETE PIPE
 - VCP VITRIFIED CONCRETE PIPE
 - P.O.B. POINT OF BEGINNING
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - BBL BUILDING BASE LINE

EAST 1/4 CORNER SECTION 15-54-41

SW 17TH AVENUE
 S02°26'15"E 83.96'



LEGAL DESCRIPTION:
 LOTS 7 AND 8, AND A PORTION OF LOT 9, BLOCK 9, A RESUBDIVISION OF NATOMA MANORS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 25, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, AND THE NORTHEASTERLY ONE-HALF OF LOT 9, WHICH SAID NORTHEASTERLY ONE-HALF OF LOT 9 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE DIVIDING LINE OF LOTS 8 AND 9 INTERSECTS WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NOC-A-TEE DRIVE, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NOC-A-TEE DRIVE FOR 35 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO SAID DIVIDING LINE OF LOTS 8 AND 9 FOR 104.95 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 9, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 9 FOR 35 FEET TO A POINT AND THENCE NORTHWESTERLY ALONG SAID DIVIDING LINE OF LOTS 8 AND 9 FOR 104.95 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 17,151 SQUARE FEET (0.394 ACRES), MORE OR LESS.

- SURVEYOR'S NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. MIAMI-DADE COUNTY BENCHMARK #M-399, ELEVATION: 11.16 FEET.
 - FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12086C0476L; COMMUNITY #120650; MAP DATE: 9/11/09.
 - THIS SITE LIES IN SECTION 40, JONATHAN LEWIS DONATION, MIAMI-DADE COUNTY, FLORIDA.
 - GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTHERLY LINE OF BLOCK 9 BEING N52°20'34"E.
 - ALL UTILITIES INFORMATION DEPICTED ON THIS SURVEY HAS BEEN FIELD VERIFIED.
 - FOLIO ID: #01-4114-010-0710; ADDRESS: 1600 NOCATEE DRIVE, MIAMI, FLORIDA 33133.
 - ZONING DISTRICT: (T3-R) OVERLAY: NCD-3 COCONUT GROVE; RESIDENTIAL - SINGLE FAMILY.
 - NUMBER OF PROPOSED LOTS: 2.
 - MIAMI-DADE COUNTY FLOOD CRITERIA IS 12.0' NAVD88 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022 (AS CONVERTED FROM PUBLISHED ELEVATION OF 13.5' FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929 [NGVD29]).
 - THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.
 - ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
 - THIS SITE WILL BE SERVED BY MIAMI-DADE WATER AND SEWER DEPARTMENT.
 - THE TREE CHART DEPICTED HEREON IS PROVIDED BY CERTIFIED ARBORIST ALISON WALKER OF TREACE LLC - TREE AND GARDEN EXPERTS.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice Digitally signed by John F Pulice
 Date: 2026.03.12 10:34:26 -0400'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSSEY, PROFESSIONAL SURVEYOR AND MAPPER FPM5660

NOCATEE CORNER
 1600 NOC-A-TEE DRIVE
 MIAMI, FLORIDA 33133
 (CITY OF MIAMI, MIAMI-DADE COUNTY)

NO.	REVISIONS	BY
5		
4		
3		
2	TREE UPDATE & ADDRESS COMMENTS-11/17/25	K.F.
1	#74530-ORIGINAL SURVEY-8/19/25	B.Q.

BOUNDARY AND TOPOGRAPHIC SURVEY & TENTATIVE PLAT

PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com
 WEBSITE: www.pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

PLS

DRAWN BY: B.Q. SCALE: 1" = 20' CLIENT: NOCATEE PARTNERS LLC.
 CHECKED BY: J.F.P. SURVEY DATE: 8/19/25 ORDER NO.: 74530